

ARTICLE 15
RO - RESIDENTIAL OFFICE DISTRICT

Legislative Intent. This district is designed to provide for business and professional offices and certain Personal service uses in attractive surroundings with types of uses limited and signs and building features limited so as to be compatible with residential use. The district can be applied to large or small areas if development standards are complied with. The district may also be applied as a transition area between a commercial area and a residential area. Height of office buildings is limited to two (2) stories near residential districts and landscaping is required in order to enhance residential compatibility.

15-1 Use Regulations. A building may be erected, altered, or used, and a lot or premises may be used or occupied for any of the following purposes and no other.

15-1.1 Uses Permitted by Right:

- Single-family detached dwelling units, subject to all R-10 requirements and regulations (Article 8).
- Business and professional office.
- Studios for artists, photographers, and sculptors.
- Home occupations.
- Yard sale or garage sale for disposal of used household items, provided such sales are not held more frequently than once a year on the same lot, are not conducted for more than three (3) days, and include items assembled only from household of adjoining neighbors.
- Signs subject to Article 25.
- Off-street parking subject to Article 24.
- Open space subject to Article 23.
- Accessory uses customarily incidental to permitted uses.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.

- Personal Service Establishments, such as beauty parlors, barber shops, shoe repair, tailor shops, and opticians, not to exceed 3,500 square feet in gross floor area.

15-1.2 Uses Permitted by Special Use Permit. The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8.

- Townhouses and duplexes subject to all RT requirements and regulations (Article 10).
- Banks and savings and loan offices.
- Institutions, educational and philanthropic, including museums, art galleries, and libraries.
- Churches and community buildings.
- Clubs, lodges, and assembly halls.
- Child care center, day care center, or nursery school.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Active and passive recreation and recreational facilities
- Assisted living facilities (amended by Council 5-14-96)

15-2 Area Regulations

15-2.1 Minimum lot size:

- Ten thousand (10,000) square feet.
- The minimum area regulations may be modified by the Town Council in accordance with the provisions of Section 4-8.2a. (Amended by Council 11/12/97)

15-2.2 Maximum percent lot coverage:

- Seventy-five (75) percent including off-street parking.

15-3 Setback Regulations

- Forty (40) feet from the right-of-way of a local street having a right-of-way of fifty (50) feet or less.

- Sixty (60) feet from the right-of-way of a major thoroughfare or collector street having a right-of-way greater than fifty (50) feet.
- Forty (40) feet from the right-of-way of a service drive.
- Twenty (20) feet from any interior private or public accessway.
- Accessory buildings shall not be permitted forward of the setback line.

15-4 Frontage Regulations

Minimum lot width is seventy-five (75) feet.

15-5 Yard Regulations

Side: Ten (10) feet adjacent to any C, I, or RO district including structures but not including parking lots.

Twenty-five (25) feet adjacent to any R district including parking lots or structures; or a distance equal to the height of the building in the RO district, whichever is the greater distance.

Rear: Fifteen (15) feet adjacent to any C or I district including structures but not including parking lots.

Twenty-five (25) feet adjacent to any R district including parking lots or structures; or a distance equal to the height of the building in the RO district, whichever is the greater distance.

15-6 Height Regulations

- Buildings may be erected up to forty-five (45) feet in height from grade except that office buildings, banks, or service establishments shall be limited in height to two (2) stories and thirty-five (35) feet for any part of the structure within two hundred (200) feet of a residential district.
- A public or semi-public building such as a school, church, or library may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty-five (45) feet.

- Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flagpoles, and television antennae are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- Accessory buildings over fifteen (15) feet in height shall be at least ten (10) feet from any lot line. All accessory buildings shall be less than the main building in height.

15-7 Special Provision for Accessory Structures

- Accessory building aggregate area shall not exceed twenty-five (25) percent of the open space required.
- Accessory buildings shall not be located closer than five (5) feet to any rear or side property line or within five (5) feet of the main structure, except that an accessory building may be built on the property line as a party wall, provided the applicant files with the Zoning Administrator the written consent of the owners of the adjoining properties, and the exterior walls are of masonry construction. Provision must be made for disposal of roof water onto the subject property or to the nearest storm sewer.
- Attached accessory buildings and structures shall be subject to same setback as main structure.
- Open fire escapes of noncombustible material may project into side or rear yards by not more than four (4) feet and be no closer to any property line than five (5) feet.

15-8 Screening

The district shall be permanently screened from adjoining and contiguous residential districts by a wall, fence, evergreen hedge, and/or other suitable enclosure of minimum height five (5) feet and maximum height eight (8) feet. Any area between such enclosure and the property line shall be landscaped to form a permanent screening area. The requirement for a screening enclosure and/or screening area may be waived if equivalent screening is provided by existing parks,

parkways, recreational areas, or by topography or other natural conditions. The above requirement shall not apply when the (architectural) front of any commercial building faces the street across from a R district or when the strict application of the requirement relative to screening can be demonstrated on the site plan as not serving the purpose for which it is intended.

15-9 Lighting

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.

15-10 Additional Regulations Where a Grouping or More than One Use is Planned for a Tract

The development shall consist of a harmonious selection of use and groupings of buildings, service and parking areas, circulation and open spaces, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient, and convenient neighborhood commercial center.

The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

All buildings shall be arranged in a group or groups.

The distance at the closest point between any two (2) buildings or groups or units of attached buildings shall be not less than twelve (12) feet.

Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles; servicing of shops by refuse collection, fuel, fire, and other service vehicles; automobile accessways; and pedestrian walks. Service areas shall be screened from view and abutting roadway and from within the parking area.

Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion or interference with normal traffic flow.

15-11 Special Regulations for Office and Other Business Buildings

- The office or other business building or buildings shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, and to this end may employ such design techniques as may be appropriate to a particular case, including location of permitted uses, orientation, spacing and setback of buildings, maintenance of natural vegetation, location of access points, size and location of signs, open spaces, and parking areas, grading, landscaping and servicing. No building shall be constructed with or altered to produce a store front, store window, display window, or commercial character and there shall be no display from windows or doors.
- The principal means of access for any office or business use containing more than ten thousand (10,000) square feet of floor area shall be from arterial, primary, or collector thoroughfares. In no case shall the principal means of access for such building be from a minor or local residential street. Access points shall be designed to minimize traffic hazard and congestion in accordance with accepted principles of traffic engineering and established Town policies.
- Loading operations shall be conducted within a building and screened from general public view from fronting streets or shall be conducted at the side or rear of buildings.
- Any part of the lot or project area not used for buildings or other structures, parking, loading, and accessways, shall be landscaped with appropriate planting, or with pedestrian walks in accordance with an approved landscaping plan.
- Refuse containers or refuse storage areas shall be located in a paved area and hidden from general public view, either from within or outside the lot, by means of fences, walls, or landscape planting.